



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02347	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	ERIC D POTTS		
PROPERTY ADDRESS:	4990 S STATE ROAD 59, ROCKVILLE, IN 47872		
CITY, STATE AND COUNTY:	ROCKVILLE, INDIANA (IN) , PARKE		

SEARCH INFORMATION

SEARCH DATE:	06/11/2025	EFFECTIVE DATE:	06/10/2025
NAME(S) SEARCHED:	POTTS, JOSEPH ALLEN POTTS, MARIE KAY POTTS, ERIC DAVID POTTS, MICHAEL ANDREW POTTS, GINA POTTS, RONA		
ADDRESS/PARCEL SEARCHED:	4990 S STATE ROAD 59, ROCKVILLE, IN 47872/61-12-31-000-408.000-015 AND 61-12-32-000-311.000-015		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ERIC DAVID POTTS
COMMENTS:

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	JOSEPH ALLEN POTTS AND MARIE KAY POTTS, HUSBAND AND WIFE
DATED DATE:	12/21/2023	GRANTEE:	ERIC DAVID POTTS
BOOK/PAGE:	N/A	RECORDED DATE:	01/02/2024
INSTRUMENT NO:	20240005		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF ROCKVILLE
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ADDITIONAL NOTES

WARRANTY DEED RECORDED ON 10/15/2020 AS INSTRUMENT NO. 20202258.

QUITCLAIM DEED RECORDED ON 06/03/1999 AS BOOK 199 PAGE 234.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN PARKE COUNTY, STATE OF INDIANA:

PART OF THE SOUTHWEST QUARTER OF SECTION 32 AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 15 NORTH, RANGE 6 WEST, PARKE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, UNION TOWNSHIP, PARKE COUNTY, INDIANA; THENCE NORTH ON THE WEST LINE OF SAID SECTION 32 ON A BEARING (ASSUMED) OF NORTH 00 DEGREES 00 MINUTES 47 SECONDS EAST A DISTANCE OF 302.31 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 43 SECONDS WEST A DISTANCE OF 113.37 FEET TO A 2 INCH PLASTIC PIPE, THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 18 DEGREES 43 MINUTES 47 SECONDS WEST A DISTANCE OF 234.94 FEET TO A 2 INCH PLASTIC PIPE; THENCE SOUTH 89 DEGREES 46 MINUTES 41 SECONDS WEST A DISTANCE OF 276.34 FEET TO A 2 INCH PLASTIC PIPE; THENCE NORTH 00 DEGREES 47 MINUTES 1 SECOND EAST A DISTANCE OF 341.99 FEET TO A 2 INCH PLASTIC PIPE; THENCE EAST A DISTANCE OF 675.92 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 143.43 FEET TO A POINT; THENCE EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 434.02 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 43 SECONDS WEST A DISTANCE OF 728.96 FEET TO THE POINT OF BEGINNING. CONTAINING 11.16 ACRES.

ALSO A 15 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO AREA #1 AND AREA #2, DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING GATE IN THE EAST RIGHT-OF-WAY OF STATE ROAD 59 AS PRESENTLY LOCATED, CENTERLINE OF SAID GATE BEING APPROXIMATELY 435 FEET NORTH OF A CORNER POST ON THE SOUTH LINE OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 6 WEST AND THE EAST RIGHT-OF-WAY OF STATE ROAD 59; THENCE NORTH 72 DEGREES 22 MINUTES 25 SECONDS EAST A DISTANCE OF APPROXIMATELY 200 FEET ALONG AN ESTABLISHED ROADWAY LEADING TO A CABIN, TO THE EAST EDGE OF A FARM FIELD, THEN FOLLOWING THE EAST EDGE OF THE FARM FIELD SOUTH TO A POINT SOUTH OF A POND, THEN EAST AND NORTH AROUND THE POND ALONG THE NORTH EDGE OF THE FARM FIELD TO A POINT, THEN FOLLOWING ALONG THE NORTH EDGE OF THE FARM FIELD IN A GENERALLY EASTERLY DIRECTION TO A POINT AT THE EAST END OF THE FARM FIELD, THEN IN A SOUTHERLY DIRECTION TO A POINT NEAR THE SOUTHWEST CORNER OF AREA #1 ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 6 WEST, LAST POINT BEING APPROXIMATELY 1760 FEET EAST OF THE CORNER POST ON THE EAST RIGHT-OF-WAY OF STATE ROAD 59.